

**MINUTES OF A MEETING OF
THE LEMON GROVE CITY COUNCIL, LEMON GROVE HOUSING AUTHORITY, LEMON
GROVE SANITATION DISTRICT BOARD, LEMON GROVE ROADWAY LIGHTING DISTRICT
BOARD, AND LEMON GROVE SUCCESSOR AGENCY
December 2, 2014**

Call to Order

Members present: Mary Sessom, George Gastil, Jerry Jones, and Racquel Vasquez.
Members absent: Howard Cook.

City Staff present: Graham Mitchell, City Manager; Lt. Brock, Sheriff's Department; Carol Dick, Development Services Director; Leon Firsht, City Engineer; Susan Garcia, City Clerk; James P. Lough, City Attorney; Mike James, Public Works Director; Rick Sitta, Fire Chief; Tim Smith, Deputy Fire Chief; and Cathleen Till, Finance Director.

Presentation

Mayor Pro Tem Jones presented certificates of recognition to Charley's Famous Hamburgers, Coop's West Texas BBQ, First Chinese Express, Grove Grinder, Herrera's Mexican & Seafood, King Burrito, Lido's Italian Foods, Los Rios Mexican & Seafood, Nando's Taco Shop, and Rosarito's Mexican Food #7 for their participation in the *Lemon Grove Healthy Eating Active Living (HEAL) Zone* by adding healthy kids menus and healthy adult menu options.

Public Comment

Helen Ofield, Lemon Grove Historical Society, reported that in Sacramento on November 20th the Lemon Grove History Mural received a Governor's Historic Preservation Award for 2014. She thanked the City Council for their support.

1. Consent Calendar

A. Approval of City Council Minutes

November 18, 2014 Regular Meeting

B. Ratification of Payment Demands

C. Waive Full Text Reading of All Ordinances and Resolutions on the Agenda

Action: Motion by Mayor Pro Tem Jones, seconded by Councilmember Gastil, to approve the Consent Calendar passed, by the following vote:

Ayes: Sessom, Gastil, Jones, Vasquez

Absent: Cook

2. Ordinance 425 – Approval of Zoning Amendment ZA14-001 Amending the Zoning District from General Commercial (GC) to Heavy Commercial (HC) for 6969, 6975, and 7001 North Avenue

On November 18, 2014, the City Council introduced Ordinance No. 425, an ordinance amending the Zoning District from General Commercial to Heavy Commercial for the properties located at 6969, 6975, and 7001 North Avenue.

The City Council also adopted a Resolution approving General Plan Amendment GPA14-003 which amended the General Plan Land Use Designation from Retail Commercial to General Business for 6969 and 6975 North Avenue. The property at 7001 North Avenue will remain within the Public/Institutional Land Use Designation.

Public Speaker(s)

There were no requests from the public to speak.

Action: Motion by Mayor Pro Tem Jones, seconded by Councilmember Vasquez, to adopt the ordinance passed, by the following vote:

Ayes: Sessom, Gastil, Jones, Vasquez

Absent: Cook

Ordinance No. 425: An Ordinance of the City Council of the City of Lemon Grove, California Approving Zoning Amendment ZA14-001 Amending the Zoning District from General Commercial (GC) to Heavy Commercial (HC) For 6969, 6975, and 7001 North Avenue, Lemon Grove, California

3. Economic Development Update

Graham Mitchell reported that on November 5, 2013, the City Council received a report outlining six economic development strategies to implement in the City. On December 17, 2013, the City Council approved the Commercial Real Broker Incentive Program. Since that time, staff has marketed the program to commercial property owners in Lemon Grove and local commercial brokers that provide broker services in and around Lemon Grove.

In July 2014, staff published and emailed the “Grove Business Gazette” to real estate brokers. The two-page newsletter, tailored to the real estate broker community, addressed three topics:

Recent Business Activity and Transactions,
Lemon Grove—Best Business Climate!, and
General City Update.

Although the City no longer has redevelopment financing opportunities, staff reached out to property owners on the south side of Broadway offering to draft a Request for Proposals to explore development opportunities. There was moderate success with this outreach effort with interest expressed in pursuing this option. Over the next few months, staff will work to identify which property owners have an interest in moving forward. Also, the City was approached by several property owners on the north side of Broadway, interested in staff’s assistance in developing a RFP for development.

Public Speaker(s)

There were no requests from the public to speak.

4. Ordinance No. 426 – Zoning Code Use Interpretations, Marijuana Dispensaries and Collectives Not Permitted Use

On November 18, 2014, the City Council introduced Ordinance No. 426. The ordinance amends two sections of the Lemon Grove Municipal Code:

- 1) Under 17.12.070, it adds a subsection (C) that establishes that medical marijuana collectives/dispensaries are not and have never been allowed as a permitted or conditional use in any zone in the City.
- 2) Under 17.12.010(F), it adds a procedure to allow the City Council to make its own zoning interpretations.

Public Speaker(s)

Lorenzo Higley expressed appreciation for the City's ongoing efforts to protect the health of the Lemon Grove citizens.

Action: Motion by Mayor Pro Tem Jones, seconded by Councilmember Vasquez, to adopt the ordinance passed, by the following vote:

Ayes: Sessom, Gastil, Jones, Vasquez
Absent: Cook

Ordinance No. 426: An Ordinance of the City Council of the City of Lemon Grove, California Amending Sections 17.12.010 and 17.12.070 of the Lemon Grove Municipal Code to Add a City Council Interpretation Procedure and to Recognize that Marijuana Collectives or Dispensaries Are Not a Permitted Use in Any Zone

5. Local Agency Improvement Fee Report (Fiscal Year 2013-2014) as Required by California Government Code Section 66006

Graham Mitchell stated that California Government Code Section 66006 requires public agencies that collect "improvement fees" to prepare and make public an annual report regarding those fees. The City collects two fees that fall under the category of "improvement fees" as defined by the Government Code—the Parkland Dedication Ordinance In-Lieu Fee and the Transportation Uniform Mitigation Fee Program.

Government Code 66006 specifies that the improvement fee report include eight reporting components:

- Description of Fee/Fund,
- Fee Structure per Dwelling Unit,
- Beginning Balance,
- Collection and Interest,
- Expenditure,
- Expected Date of Expenditure,
- Interfund Transfer/Loans, and
- Refunds.

Public Speaker(s)

There were no requests from the public to speak.

6. November 4, 2014 General Municipal Election Certified Results

Susan Garcia reported that on November 4, 2014, the City conducted a general municipal election for the purpose of electing two members of the City Council for four-year terms.

The official canvass was certified by the San Diego County Registrar of Voters on December 2, 2014. The certified canvass declares that Jennifer Mendoza and Jerry Jones were elected as members of the City Council.

Public Speaker(s)

There were no requests from the public to speak.

Action: Motion by Mayor Pro Tem Jones, seconded by Councilmember Vasquez, to adopt the resolution passed, by the following vote:

Ayes: Sessom, Gastil, Jones, Vasquez

Absent: Cook

Resolution No. 2014 – 3294: Resolution of the City Council of the City of Lemon Grove, California, Reciting the Fact of the General Municipal Election Conducted on November 4, 2014, and Declaring the Results

City Council Oral Comments and Reports on Meetings Attended at the Expense of the City. (GC 53232.3 (d))

Councilmember Vasquez attended the City-County reinvestment task force meeting, the graduation for the Lemon Grove Resident Leader Academy, Thrive Lemon Grove, and a first time home buyer's event.

Councilmember Gastil attended a MTS meeting in November.

Mayor Sessom reported on recent SANDAG and Airport Authority meetings and attended the ceremony in Sacramento where the Lemon Grove History Mural received a Governor's Historic Preservation Award for 2014.

Adjournment

There being no further business to come before the City Council, Housing Authority, Sanitation District Board, Lemon Grove Roadway Lighting District Board, and the Lemon Grove Successor Agency the meeting was adjourned at 7:10 p.m.

Susan Garcia

Susan Garcia, City Clerk